



Heather Close | | Romford | RM1 4PD  
Guide Price £525,000 - £550,000

**bear**  
*Estate Agents*

\*Guide Price £525,000 - £550,000 \* PARKING FOR THREE \*

This charming semi-detached bungalow is ideally situated in the heart of Romford, offering convenient access to excellent local amenities, transport links, and everything the area has to offer. Beautifully presented throughout, this attractive home provides spacious and versatile accommodation perfectly suited for families, downsizers, or buyers seeking comfortable single-level living.

The property boasts three spacious bedrooms, a bright and welcoming lounge diner ideal for both relaxing and entertaining, and a beautifully maintained rear garden offering the perfect outdoor retreat. Externally, the home further benefits from off-street parking, adding both convenience and practicality. Positioned within easy reach of shops, schools, and everyday essentials, this delightful bungalow presents a fantastic opportunity to secure a well-located home in a highly desirable part of Romford.

- Semi-detached bungalow
- Beautiful rear garden
- Close to local amenities
- Modern kitchen
- All double bedrooms
- Off street parking
- Spacious and well maintained
- Short drive to Romford Station and town centre
- Versatile floorplan

### Hallway

Multiple reception rooms  
Spotlights, wall mounted radiator, loft hatch and wooden flooring throughout. Access to all bedrooms, living area, bathroom, shower room and study.

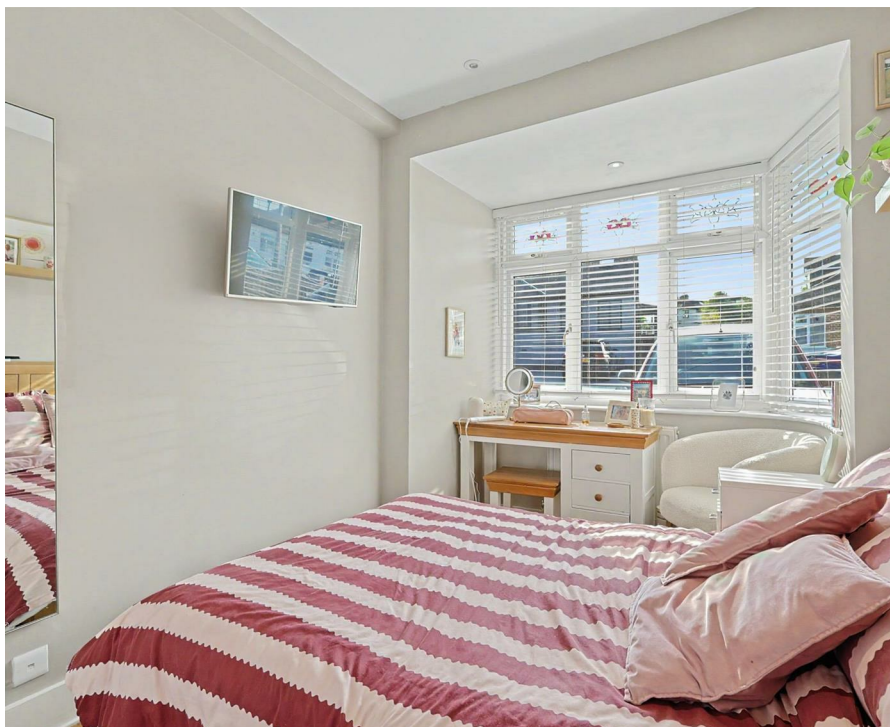
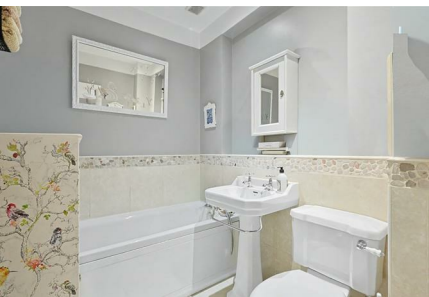
### Porch

Wooden door with stained glass effect window to front. Spotlights, wall mounted radiator and wooden flooring throughout.

### Study

6'5 x 7'5 (1.96m x 2.26m )  
Spotlights, wall mounted radiator, composite door to rear garden and wooden flooring throughout.





### **Kitchen**

16'3 x 8'6 (4.95m x 2.59m)  
Spotlights, double window to rear and tiled flooring. Range of wall and floor mounted units including roll edge sink and dry unit, built-in double oven with separate gas hob and extract fan overhead, space for Washing machine, tumble dryer and fridge/freezer.

### **Dining Area**

7'2 x 12'10 (2.18m x 3.91m)  
Spotlights, triple window to rear, wall mounted radiator and wooden flooring.

### **Living Area**

15'10 x 13'1 (4.83m x 3.99m)  
Spotlights, wall mounted radiator, fire with decorative fireplace surround and wooden flooring throughout.

### **Bedroom One**

10'1 x 15'7 (3.07m x 4.75m)  
Spotlights, large bay window to front, wall mounted radiator, fitted wardrobes to one wall and wooden flooring throughout.

### **Bedroom Three**

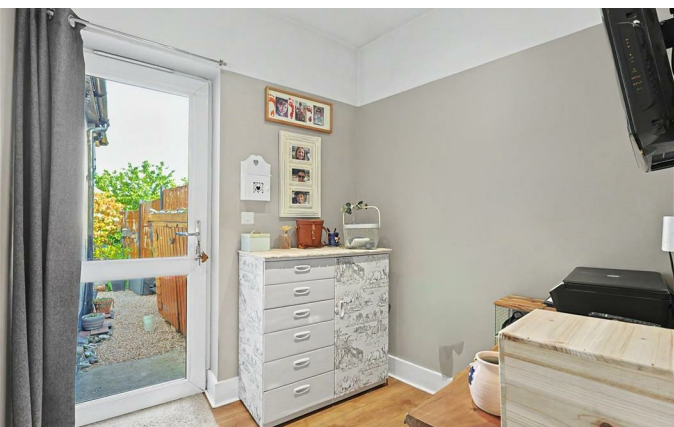
12'7 x 8'0 (3.84m x 2.44m)  
Spotlights, window to front, wall mounted radiator, fitted wardrobe and wooden flooring throughout.

### **Bedroom Two**

9'6 x 11'1 (2.90m x 3.38m)  
Spotlights, double window to front, wall mounted radiator, fitted wardrobes and wooden flooring throughout.

### **Bathroom**

6'9 x 6'0 (2.06m x 1.83m)  
Spotlights, heated towel rail, bath, wash hand basin, low-level WC, parts tiled walls and tiled flooring throughout.



## Shower Room

5'4 x 4'7 (1.63m x 1.40m)

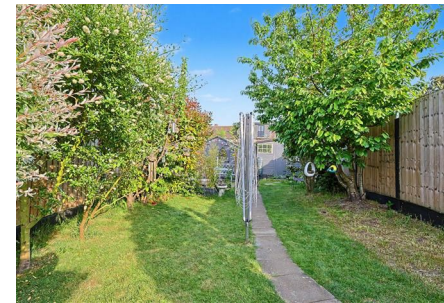
Spotlights, heater towel rail, shower, wash hand basin with storage, low-level WC, tiled walls and tiled flooring throughout.

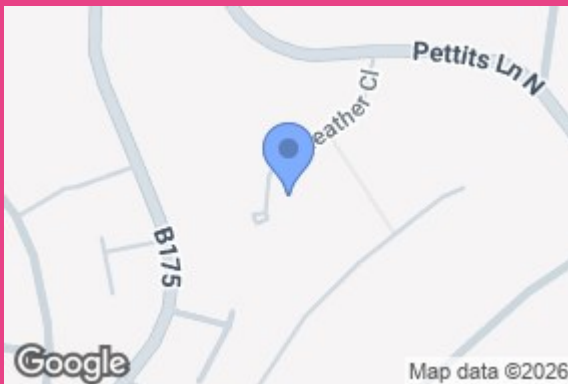
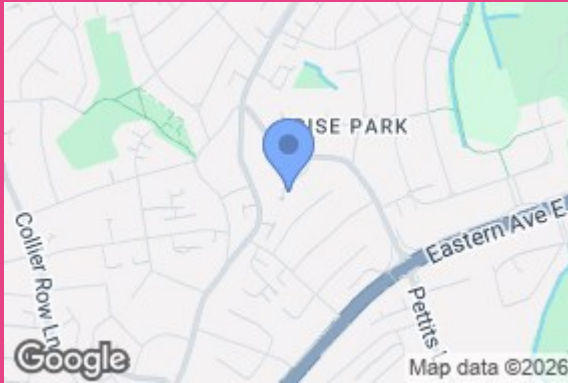
## Rear Garden

Accessed via study. Raised patio area with fishpond to front. Steps down lead to lawn area, with path leading to sheds and wooden out building. Mature plants and shrubs to either side.

## Frontage

Dropped kerb with Shingled driveway for five vehicles to front.





GROUND FLOOR  
1344 sq.ft. (124.8 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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